

MOTION BY SUPERVISOR GLORIA MOLINA

April 18, 2006

On February 7, 2006, the Board authorized the Chief Administrative Office to transfer to the Community Development Commission \$4,200,000 from the First District's Project and Facility Development Fund for acquisition and development of a community park in Avocado Heights.

The Commission has the identified property located at 553 South 4th Avenue, in the unincorporated area of Avocado Heights, as suitable for the park. The property is owned by the Trust for Public Land, a 503(c) nonprofit organization.

The Commission wishes to purchase the property from the Trust for Public Land for a purchase price not exceeding \$2,200,000 for future use as a community park. The Commission will also incur transactional costs in the amount of \$461,700, which includes \$240,000 to the Trust for Public Land for pre-development costs and administrative fees, and \$221,700 to the Commission for closing costs and administrative expenses. Additionally, the Commission will reserve a contingency amount of \$338,300. The total acquisition costs for the property will not exceed

MOTION

Molina	_____
Burke	_____
Yaroslavsky	_____
Knabe	_____
Antonovich	_____

\$3,000,000.

The property consists of approximately five acres that are vacant, except for a vacant and dilapidated single-family residence that is no longer viable for occupancy. The property will be used for park purposes. The property will be purchased for the appraised fair market value in an “as is” condition, as established by an independent appraiser. All purchase documents will be approved as to form by County Counsel prior to execution.

Following acquisition, the existing structure will be demolished and the site cleared for a community park. This action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15316, because it involves acquisition of land that will be retained in its natural condition and does not have the potential for causing a significant effect on the environment. If future plans are made and approved which will alter this land from its current natural condition, CEQA review will be necessary at that time.

I, THEREFORE, MOVE that the Board of Commissioners of the Community Development Commission:

1. Find that this action is exempt from CEQA.
2. Authorize the Executive Director of the Community Development Commission to purchase from the Trust for Public Land, using the First District’s Project and Facility Development Fund, the real property located at 553 South 4th Avenue, La Puente, California, in the unincorporated area of Avocado Heights, for a total amount not exceeding \$2,200,000, for future development of a community park.

3. Authorize the Executive Director to incur transactional costs up to the amount of \$461,700, which includes \$240,000 to the Trust for Public Land for pre-development and administrative costs and \$221,700 to the Commission for closing and administrative costs, to complete the purchase of the above property.
4. Authorize the Executive Director to reserve a contingency amount of \$338,300 for any unforeseen costs related to the purchase of the above property.
5. Authorize the Executive Director to enter into and execute all documents required for the purpose described above, following approval as to form by County Counsel.